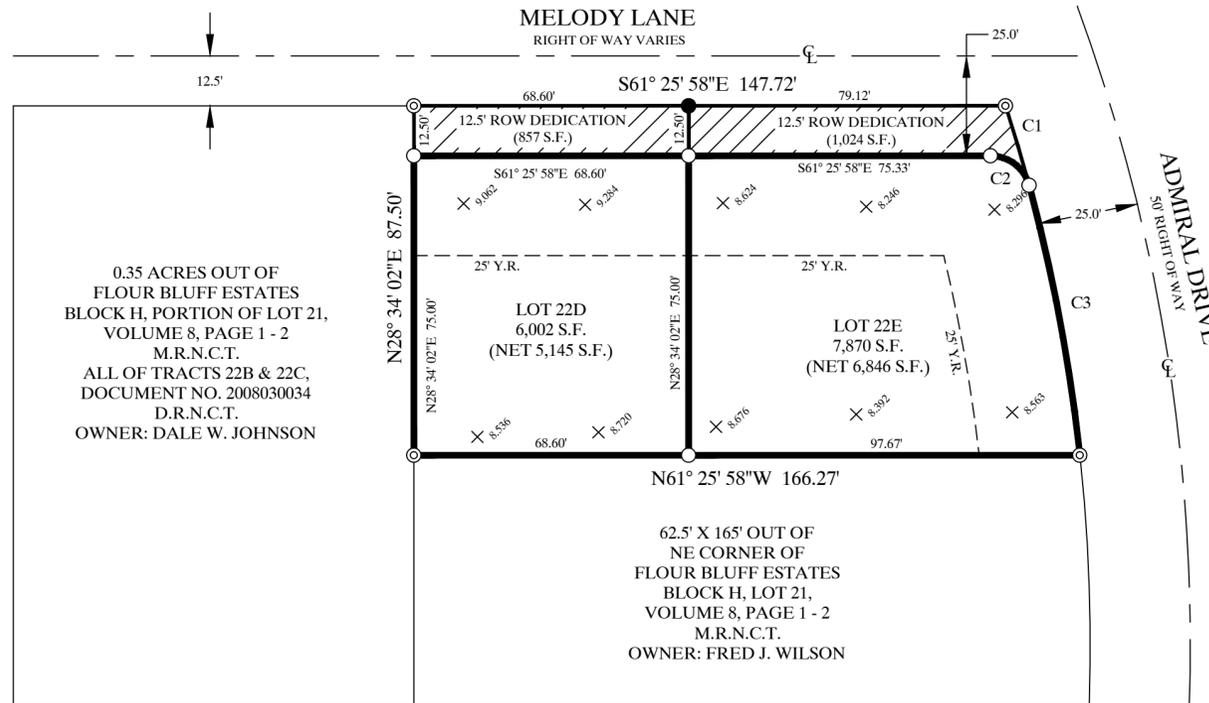


PLAT OF FLOUR BLUFF ESTATES BLOCK H, LOTS 22D & LOT 22E

BEING A PLAT OF A 0.275 ACRE TRACT OF LAND BEING OUT OF LOT 22,
BLOCK H, FLOUR BLUFF ESTATES, AS SHOWN ON A MAP RECORDED IN
VOLUME 8, PAGES 1 & 2, MAP RECORDS NUECES COUNTY, TEXAS.



0.35 ACRES OUT OF
FLOUR BLUFF ESTATES
BLOCK H, PORTION OF LOT 21,
VOLUME 8, PAGE 1 - 2
M.R.N.C.T.
ALL OF TRACTS 22B & 22C,
DOCUMENT NO. 2008030034
D.R.N.C.T.
OWNER: DALE W. JOHNSON

62.5' X 165' OUT OF
NE CORNER OF
FLOUR BLUFF ESTATES
BLOCK H, LOT 21,
VOLUME 8, PAGE 1 - 2
M.R.N.C.T.
OWNER: FRED J. WILSON

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
2. THE SUBJECT SITE IS NOT LOCATED ON A 100-YEAR FLOOD PLAIN, IN A FLOOD WAY, IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, OR AN AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS AN AREA HAVING SPECIAL FLOOD HAZARDS. THIS PROPERTY IS LOCATED IN FLOOD ZONE "B" AS INDICATED ON PANEL NUMBER 485464 0317 C, CITY OF CORPUS CHRISTI, TEXAS.
3. BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM
4. ELEVATIONS ARE BASED ON WDS VRS NETWORK, NAVD 88 US SURVEY FRRY
4. THE TOTAL PLATTED AREA IS 0.319 ACRES INCLUDING STREET DEDICATION.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. SET 5/8" IRON RODS WITH CAPS STAMPED "RPLS 5407" UNLESS NOTED OTHERWISE.

C1 R = 442.25' L = 20.75' TAN = 10.38' Δ = 002° 41' 16" CB = N12° 08' 08"E, 20.74'	C2 R = 10.00' L = 13.07' TAN = 7.66' Δ = 074° 54' 45" CB = N23° 58' 35"W, 12.16'	C3 R = 442.20' L = 68.85' TAN = 34.50' Δ = 008° 55' 16" CB = N17° 56' 25"E, 68.78'
---	---	---

- = SET 5/8" IRON ROD
- ⊙ = FOUND 5/8" IRON ROD
- = PROPERTY CORNER

STATE OF TEXAS
COUNTY OF NUECES

I, WILLIAM FORESTER COOKE III, DO HEREBY CERTIFY THAT I AM THE OWNER OF LOTS 22D & 22E, BLOCK H, THE PROPERTY SHOWN HEREON, I HAVE HAD SAID LAND SURVEYED AS SHOWN ON THE FOREGOING MAP. THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2016

WILLIAM FORESTER COOKE III, OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID LANDS FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 2016

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2016

PHILIP J. RAMIREZ, A.I.A., LEED AP
CHAIRMAN

JULIO DIMAS, CFM
INTERIM SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, 2016

RATNA POTTUMUTHU, P.E., LEED, AP
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2016, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2016 AT _____ O'CLOCK _____ M IN SAID COUNTY IN VOLUME _____, PAGE _____ MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT MY OFFICE, IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

NO. _____
FILED FOR RECORD

KARA SANDS, CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY:

AT _____ O'CLOCK _____ M

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD E. BRISTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF BRISTER SURVEYING, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____, 2016

RONALD E. BRISTER
REGISTERED PROFESSIONAL LAND SURVEYOR



DATE OF MAP: 18 OCTOBER 2016



Brister Surveying

4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Office 361-850-1800
Fax 361-850-1802
bristersurveying@corpus.twbc.com
Firm Registration No. 10072800